STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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WHEREAS, SEIGFRIED MAYER USA, INC.

thereinafter referred to as Mortgagor) is well and truly indebted unto Butler Joint Venture

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty Thousand and No/100-----

in full in Ninety (90) days. Mortgagor has the right to prepay this indebtedness at any time without penalty.

No interest is charged.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesail debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be in libted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on the Northern side of Pelham Road, and having, according to plat of survey for Siegfried Mayer USA, Inc., prepared by W. R. Williams, Jr., Engineer/Surveyor, dated March, 1978, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-0 at Page 28, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Pelham Road (S 23-492), which iron pin is located N. 16-36-30 W. 34.24 feet from railroad spike in center line of Pelham Road and running thence along the old property line, N. 16-36-30 W. 442 feet to an iron pin; thence a new line along other property of F. Harold Gillespie, S. 81-30 W. 370 feet to an iron pin on the Easterly side of proposed road; thence along said proposed road, S. 0-30 E. 92 feet to an iron pin; thence continuing with the Easterly side of proposed road, S. 2-30 W. 250 feet to an iron pin at the joint corner of said proposed road and Pelham Road; thence with the intersection of said Road, the chord of which is S. 42-00 E. 35.66 feet to an iron pin on the Northern side of Pelham Road; thence with the Northern side of Pelham Road, S. 87-44-30 E. 172.9 feet to an iron pin; thence continuing with the Northern side of Pelham Road, N. 88-50-30 E. 305.9 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of Butler Joint Venture, of even date, to be recorded herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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